



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: April 3, 2013 REPORT NO. HO-13-034

ATTENTION: Hearing Officer

SUBJECT: T-MOBILE TRINITY UNITED LTE
PTS PROJECT NUMBER: 292398

LOCATION: 3030 Thorn Street, San Diego, CA 92104

APPLICANT: Lynnea Barrett

SUMMARY

Issue(s): Should the Hearing Officer approve modifications to an existing Wireless Communication Facility located at 3030 Thorn Street within the Greater North Park Community planning area?

Staff Recommendation(s) - APPROVE Conditional Use Permit No. 1025511.

Community Planning Group Recommendation – On February 19, 2013, the Greater North Park Planning Committee vote 10-0-0 to support the proposed T-Mobile Trinity United LTE project (Attachment 12).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 11, 2013, and the opportunity to appeal that determination ended February 26, 2013 (Attachment 7).

BACKGROUND

T-Mobile is proposing to modify an existing Wireless Communication Facility (WCF) at 3030 Thorn Street in the RS-1-7 zone of the Greater North Park Community Planning area. This site was originally approved for Cingular/AT&T on November 16, 2000 for a total of four (4) exterior antennas pursuant to Permit No. 40-0232-36. This facility was obtained by T-Mobile as part of their acquisition of Cingular's spectrum. Subsequently, modifications to relocate the antennas to the interior of the existing bell tower were granted via a Substantial Conformance Review (SCR) on August 27, 2007 pursuant to Permit No. 474630. Currently, there are a total of three WCF carriers located on this church property (Sprint, T-Mobile and Verizon). The

property is surrounded completely by residential uses (Attachment 1). The primary intended coverage and capacity objectives are the residential use and for commuters on 30th Street.

DISCUSSION

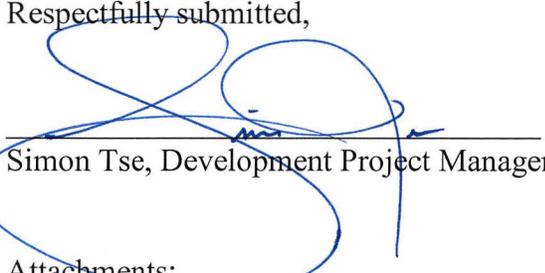
T-Mobile is proposing to replace five existing antennas with five new replacement Long Term Evolution (LTE) antennas to support the current 4G technology. These antennas are completely concealed inside the existing bell tower and will not be visible to the public. The existing openings on each side of the bell tower were replaced with Fiberglass Reinforced Panel (FRP) materials to allow the antennas to operate while maintaining a stealth appearance. Additionally, T-Mobile will be installing a total of three (3) outdoor equipment cabinets on the roof of the first floor building, in an open court area, not visible to the public. The cable tray associated with this WCF will be rerouted to the interior of the tower to minimize any visual impacts. Since the property is zoned RS-1-7 and the antennas will be located less than 100' from a property line that contain a single family residence; the WCF requires the approval of a Process 3 Conditional Use Permit (CUP) in accordance with Land Development Code (LDC) Section 141.0420(e)(1). This is a Hearing Officer decision, appealable to Planning Commission.

The proposed changes to replace the existing antennas and to install three outdoor cabinets on the roof of the first floor comply with LDC Section 141.0420 and the WCF Guidelines. As a result, the proposed WCF has been determined to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the Wireless Communication Facilities Regulations Section 141.0420 and the RS-1-7 zone. As designed the WCF has been determined to be consistent with the General Plan and the Greater North Park Community Plan. Staff recommends that the Hearing Officer approve CUP No. 1025511.

ALTERNATIVE

1. **Approve** Conditional Use Permit No. 1025511, **with modifications.**
2. **Deny** Conditional Use Permit No. 1025511, **if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state of local zoning law.**

Respectfully submitted,



Simon Tse, Development Project Manager

Attachments:

1. Aerial Photograph

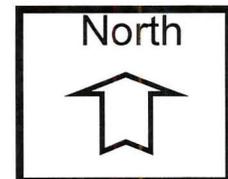
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Site Photos
11. Copy of Recorded (existing) Permit(s)
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Telecom Justification Letter
16. Coverage Map
17. Noticing of Hearing Officer

Rev 1/25/11 hmd



Aerial Photo

T-Mobile Trinity United LTE Project No. 292398
3030 Thorn Street, San Diego, CA 92104

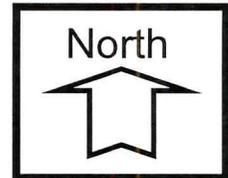




Community Land Use Map (North Park)

T-Mobile Trinity United LTE Project No. 292398

3030 Thorn Street, San Diego, CA 92104





Project Location Map

T-Mobile Trinity United LTE Project No. 292398
3030 Thorn Street, San Diego, CA 92104



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile Trinity United LTE	
PROJECT DESCRIPTION:	A modification to an existing Sprint Wireless Communication Facility (WCF) located at 3030 Thorn Street. This project consists of five replacement LTE antennas concealed inside the existing bell tower, not visible to the public. The equipment associated with this WCF will be located on the first floor roof of the existing building. As designed, the project requires a Conditional Use Permit, Process 3, Hearing Officer decision.	
COMMUNITY PLAN AREA:	Greater North Park	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional	
ZONE: RS-1-7		
<u>Requirements:</u>	<u>Proposed:</u>	
HEIGHT LIMIT: 30-feet	Height Limit: No change	
FRONT SETBACK: 15-feet	FRONT SETBACK: No change	
SIDE SETBACK: 13-feet	SIDE SETBACK: No change	
STREETSIDE SETBACK: 15-feet	STREETSIDE SETBACK: No change	
REAR SETBACK: 12-feet	REAR SETBACK: No change	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential – RS-1-7	Residential
SOUTH:	Residential – RS-1-7	Residential
EAST:	Residential – RS-1-7	Residential
WEST:	Residential – RS-1-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None with this action	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 19, 2013, the North Park Planning Committee voted 10-0-0 to support the T-Mobile WCF (Attachment 12).	

**HEARING OFFICER RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1025511
T-MOBILE TRINITY UNITED LTE PROJECT NO. 292398**

WHEREAS, TRINITY UNITED METHODIST CHURCH OF SAN DIEGO, Owner, and T-MOBILE WEST LLC, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) that consists of five (5) replacement Long Term Evolution (LTE) antennas installed inside an existing bell tower behind Fiberglass Reinforced Panel (FRP) materials, and the installation of three (3) outdoor equipment cabinets on the roof of the first floor open court area (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1025511).

WHEREAS, the project site is located at 3030 Thorn Street in the RS-1-7 zone of the North Park Community Plan;

WHEREAS, the project site is legally described as lots 25, 26, 27, 28, 29 and 30 in block 1 of Frary Heights, according to the Map thereof No. 940, filed in the Office of the County Recorder of San Diego County.

WHEREAS, on April 3, 2013, the HEARING OFFICER of the City of San Diego considered Conditional Use Permit No. 1025511 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 11, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;
NOW, THEREFORE,

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego as follows:

That the HEARING OFFICER adopts the following written Findings, dated April 3, 2013.

FINDINGS:

Findings for Conditional Use Permit Approval – Section §126.0305

1. The proposed *development* will not adversely affect the applicable *land use plan*;

The project site is located at 3030 Thorn Street in the RS-1-7 zone within the Greater North Park Community Plan. The property is designated for institutional use in the Community Plan and is surrounded by single family residences. The project site contains a total of three (3) existing Wireless Communication Facilities (Sprint, T-Mobile, and Verizon). T-Mobile is proposing to modify and upgrade their WCF to support their LTE project to enhance and improve the existing voice and data services. The current proposal would result in minimal visual impact since the replacement antennas would be concealed inside the existing bell tower and the proposed equipment cabinets are located in an area that is not visible to the public.

WCFs are allowed on premises containing non-residential uses within a Residential Zone with a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(1). The Community Plan does not contain specific policies on WCF development; however, the General Plan, Policy UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The proposed project will continue to be concealed inside the bell tower from public view, resulting in minimal visual impact. The newly proposed cable tray would be routed directly into the bell tower to eliminate any external vertical element. The equipment associated with this project will be installed on the first floor roof in an open area that is not visible to the public. The project constitutes a permissible land use under the LDC for the proposed site, and it is consistent with the WCF development standards in effect for this site under the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

2. The proposed *development* will not be detrimental to the public health, safety, and welfare;

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” A statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. The Permittee submitted a Radio Frequency Study concluding that the FCC standards are being met. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare.

3. The proposed *development* will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

The site is currently developed with a church and a total of three (3) WCFs on site (Sprint, T-Mobile, and Verizon). This WCF was originally approved for Cingular/AT&T on November 16, 2000 for a total of four (4) exterior antennas pursuant to Permit No. 40-0232-36. This facility was obtained by T-Mobile in 2004 as part of their acquisition of Cingular’s spectrum. Subsequently, modifications to relocate the antennas to the interior of the existing bell tower were granted via a Substantial Conformance Review (SCR) on August 27, 2007 pursuant to Permit No. 474630. The current proposal would result in minimal visual impact since the antennas will continue to operate inside the existing bell tower behind FRP materials.

The project site is located at 3030 Thorn Street in the RS-1-7 zone within the North Park community planning area. WCFs are allowed on a premises containing a non-residential use within a Residential Zone with a CUP pursuant to LDC Section 141.0420(e)(1). The proposed project complies with LDC Section 141.0420(g)(2), which states: “The applicant shall use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscaping, and siting solutions.”

T-Mobile is proposing to upgrade this facility with Long Term Evolution (LTE) antennas. The appearance of the bell tower will not be affected as part of this modification since the antennas are located inside and concealed behind FRP materials. Similarly, the equipment associated with this project is located on the roof of the first floor open court area and will not be visible to the public. In an effort to improve the appearance of the existing cable tray, all cables will be routed directly into the bell tower eliminating any external vertical element on the side of the structure. Therefore, the proposed modification as a whole is in compliance with the WCF design requirements (LDC Section 141.0420(g)) and consistent with the RS-1-7 Zone.

4. The proposed use is appropriate at the proposed location.

The proposed LTE upgrade at this location is essential to network operations and will continue providing voice and data services to the neighborhood and those traveling through the area. Furthermore, the LTE antennas should result in significant data speed improvements offering more wireless services to the community and those passing through. The proposed project constitutes a permissible land use within the RS-1-7 Zone and is consistent with the development standards in effect for this site per WCF regulations, and the General Plan. The applicant has demonstrated in their Site Justification Letter (and the associated coverage maps) that the site is necessary to continue their network coverage and capacity objective while providing a feasible design to comply with the WCF design guidelines and regulations. Additionally, the proposed project will be modifying an existing WCF that is visually concealed from the public. Therefore, the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, CONDITIONAL USE PERMIT NO. 1025511 is hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1025511, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: April 3, 2013

Internal Order No. 24003158

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003158

CONDITIONAL USE PERMIT NO. 1025511
T-MOBILE TRINITY UNITED LTE PROJECT NO. 292398
HEARING OFFICER

This Conditional Use Permit No. 1025511 is granted by the Hearing Officer of the City of San Diego to TRINITY UNITED METHODIST CHURCH OF SAN DIEGO, Owner, and T-MOBILE WEST LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 131.0401, and 141.0420. This site is located at 3030 Thorn Street in the RS-1-7 zone of the North Park Community Plan. The project site is legally described as lots 25, 26, 27, 28, 29 and 30 in block 1 of Frary Heights, according to the Map thereof No. 940, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 3, 2013, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing WCF that consists of five (5) replacement Long Term Evolution (LTE) antennas installed behind Fiberglass Reinforced Panel (FRP) materials within the existing bell tower; and
- b. The installation of three (3) new outdoor equipment cabinets shall be installed on the roof of the first floor open court area; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning

regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the (36) month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. **This permit must be utilized by April 17, 2016.**
2. This Conditional Use Permit [CUP] and corresponding use of this site shall **expire on April 3, 2023**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this Permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this Permit beyond the expiration date of this Permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

14. This approval permits the following as illustrated on the approved Exhibit "A":
 - a. Five (5) antennas with the following dimensions: 56" by 12" 7.9".
15. The approved antenna dimensions are listed above and illustrated on the Exhibit "A" dated April 3, 2013. The Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes than as listed here and as shown on Exhibit "A." Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.
16. The existing cable tray shall be removed and relocated to the interior of the bell tower to the satisfaction of the Development Services Department.
17. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
18. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
19. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
20. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A".
21. No overhead cabling is allowed for this project.
22. The project shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.
23. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

24. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on April 3, 2013 and Approved Resolution Number (Pending Hearing).

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

**TRINITY UNITED METHODIST CHURCH OF SAN DIEGO
Owner**

By _____
Walter Moredock
Administrative Board Chairman

**T-MOBILE WEST LLC,
Permittee**

By _____
Michael Fulton
San Diego Market Manager

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

NOTICE OF EXEMPTION

(Check one or both)

TO: RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 292398

PROJECT TITLE: T-Mobile Trinity Church CUP

PROJECT LOCATION-SPECIFIC: 3030 Thorn Street, San Diego, CA 92104

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit application for a Wireless Communication Facility (WCF) to allow for the replacement of five antennas within an existing tower on an existing church structure and to add three new equipment cabinets on the first floor of the structure; none of the modifications will be visible to the public..

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: T-Mobile USA, Inc
Jon Zumsteg (Financial Responsibility)
10509 Vista Sorrento Pkwy, STE 206
San Diego, California 92121
(858) 334-6198

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: CEQA EXEMPTION 15301 (EXISTING FACILITIES)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from CEQA pursuant to Section 15301 which allows for the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a Conditional Use Permit for a Wireless Communication Facility, permitting the replacement of five antennas within an existing tower on an existing church structure and addition of three new equipment cabinets on the first floor of the structure, is a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Anna L. McPherson

TELEPHONE: (619) 446-5276

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA


SIGNATURE/TITLE

FEBRUARY 8, 2013

DATE

CHECK ONE:

Revised 010410mjh

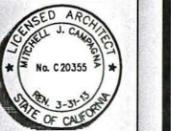
No.	Revision / Issue	Date
A	90% ZD Review	06-05-12
B	Planning Comments	09-04-12
C	Planning Comments	12-20-12

MITCHELL J. ARCHITECTURE, INC.
 4883 RONSON COURT, SUITE N
 SAN DIEGO, CA 92111 / 858.650.3140 (fax)
 858.650.3130 (cell) / 858.650.3140 (fax)



T-Mobile
 10509 VISTA SORRENTO
 PARKWAY SUITE 206
 SAN DIEGO, CA 92121

TRINITY UNITED
 SD06880A
 3030 THORN STREET
 SAN DIEGO, CA 92104



Project	
Date	05-10-12
Drawn By	acb
Checked By	mjc
Scale	NO SCALE

Mitchell J. Architecture

G-001

Title Sheet, Project Information & Vicinity Map

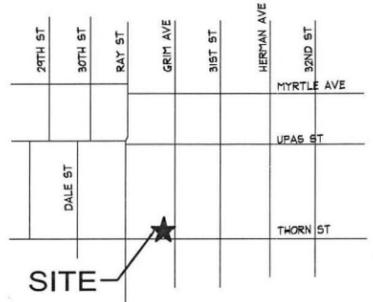
architecture Mitchell J architecture

T-Mobile

SD06880A TRINITY UNITED

3030 THORN STREET, SAN DIEGO, CA 92104

DIRECTIONS TO SITE
 FROM SAN DIEGO T-MOBILE OFFICE:
 1. HEAD SOUTHEAST ON VISTA SORRENTO PKWY
 2. TURN RIGHT ONTO SORRENTO VALLEY
 3. TAKE THE RAMP ONTO I-805 SOUTH
 4. TAKE EXIT 15 TO MERGE ONTO N. PARK WAY
 5. TURN LEFT ONTO GRIM AVE.
 6. TURN RIGHT ONTO THORN ST.
 ARRIVE AT 3030 THORN ST., SAN DIEGO, CA 92104



RF INITIALS: _____ DATE _____

ZONING/PLANNING INITIALS: _____ DATE _____

ARCHITECT INITIALS: _____ DATE _____

CONSTRUCTION INITIALS: _____ DATE _____

SITE ACQUISITION INITIALS: _____ DATE _____

LANDLORD INITIALS: _____ DATE _____

ACCESSIBILITY DISCLAIMER
 THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT STATEMENT
 I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.



SIGNED _____

DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

TITLE 24 COMPLIANCE

LEGAL DESCRIPTION PER TITLE REPORT:
 LOTS 25, 26, 27, 28, 29 AND 30 IN BLOCK 1 OF FRARY HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 940, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1905.

LEGAL DESCRIPTION LEASE BOUNDARY:
 A PORTION OF LOT 28 IN BLOCK 1 OF FRARY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 940, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1905, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 28; THENCE SOUTHERLY ALONG THE WESTERLY LINE THEREOF SOUTH 1°15'23" WEST, 6.88 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 84°22' EAST, 14.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 84°22' EAST, 25.0 FEET; THENCE SOUTH 0°38' WEST, 12.50 FEET; THENCE NORTH 84°22' WEST, 25.0 FEET; THENCE NORTH 0°38' EAST, 12.50 TO THE TRUE POINT OF BEGINNING.

LEASE CONTAINS 312.50 SQUARE FEET OR 0.007 ACRE, MORE OR LESS.

- APPLICABLE CODES**
 ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
- 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
 - 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
 - 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
 - 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
 - 2010 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
 - 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
 - 2008 BUILDING ENERGY EFFICIENCY STANDARDS

SITE NAME
TRINITY UNITED

SITE NUMBER
SD06880A

SITE ADDRESS
3030 THORN STREET,
SAN DIEGO, CA 92104

OWNER
TRINITY UNITED
METHODIST CHURCH
3030 THORN ST.,
SAN DIEGO, CA 92104

APPLICANT
T-MOBILE
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

TELECOMMUNICATION CARRIERS
 SPRINT AND VERIZON ARE CURRENTLY LOCATED ON SUBJECT PROPERTY.

OWNER CONTACT
 HALTER MOREDOCK
 (760) 745-9255

CURRENT ZONING:
RS-1-7

ASSESSOR PARCEL NUMBER
453-491-25-00

EXISTING OCCUPANCY:
B

EXISTING TYPE OF CONSTRUCTION
TYPE-V 1 HR.

PROJECT DESCRIPTION:
 T-MOBILE PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED, WIRELESS COMMUNICATIONS FACILITY AT THIS SITE:

- EXISTING (5) ANTENNAS AND (3) EQUIPMENT CABINETS
- PROPOSED REPLACEMENT OF (5) ANTENNAS
- PROPOSED REMOVAL OF EXISTING EQUIPMENT CABINETS AND INSTALLATION OF (3) NEW EQUIPMENT CABINETS AND NEW ELEC/TELECO & COAX TRAY

OPERATING FREQUENCIES:
 TX (GSM) - 1950 TO 1965 MHz
 RX (GSM) - 1870 TO 1885 MHz
 TX (WCDMA) - 2150 TO 2155 MHz
 RX (WCDMA) - 1750 TO 1755 MHz

ARCHITECTS & ENGINEERS
 MITCHELL J. ARCHITECTURE
 4883 RONSON COURT, SUITE N
 SAN DIEGO, CA 92111
 TEL: (858) 650-3130
 FAX: (858) 650-3140

CONTACT : ART BROWN (PROJECT MANAGER)

APPLICANT REPRESENTATIVE
 MITCHELL J. ARCHITECTURE
 4883 RONSON COURT, SUITE N
 SAN DIEGO, CA 92111
 TEL: (858) 650-3150
 FAX: (858) 650-3140

CONTACT : LYNNEA BARRETT (SITE ACQUISITION SPECIALIST)

Sheet List Table

Sheet Number	Sheet Title
G-001	TITLE SHEET PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-401	ANTENNA LAYOUT & EQUIPMENT AREA PLAN
D-501	ANTENNA DETAILS

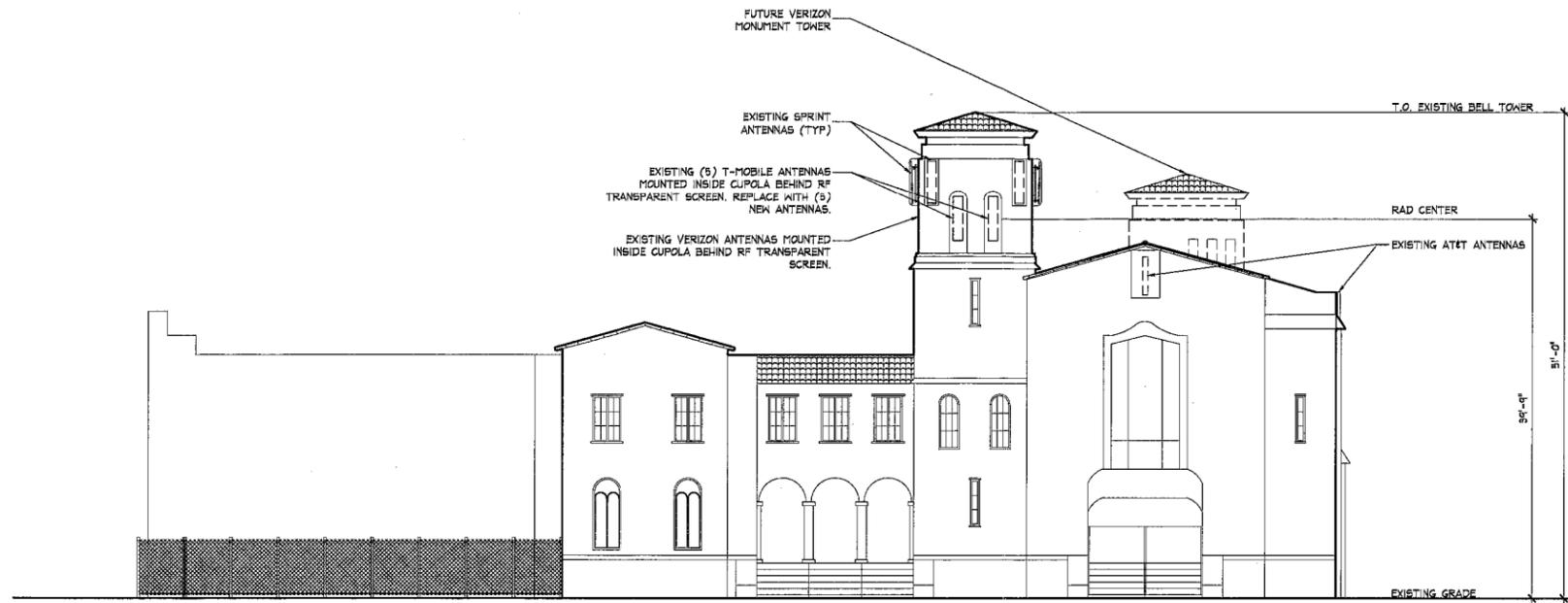
LEGAL DESCRIPTION

APPLICABLE CODES

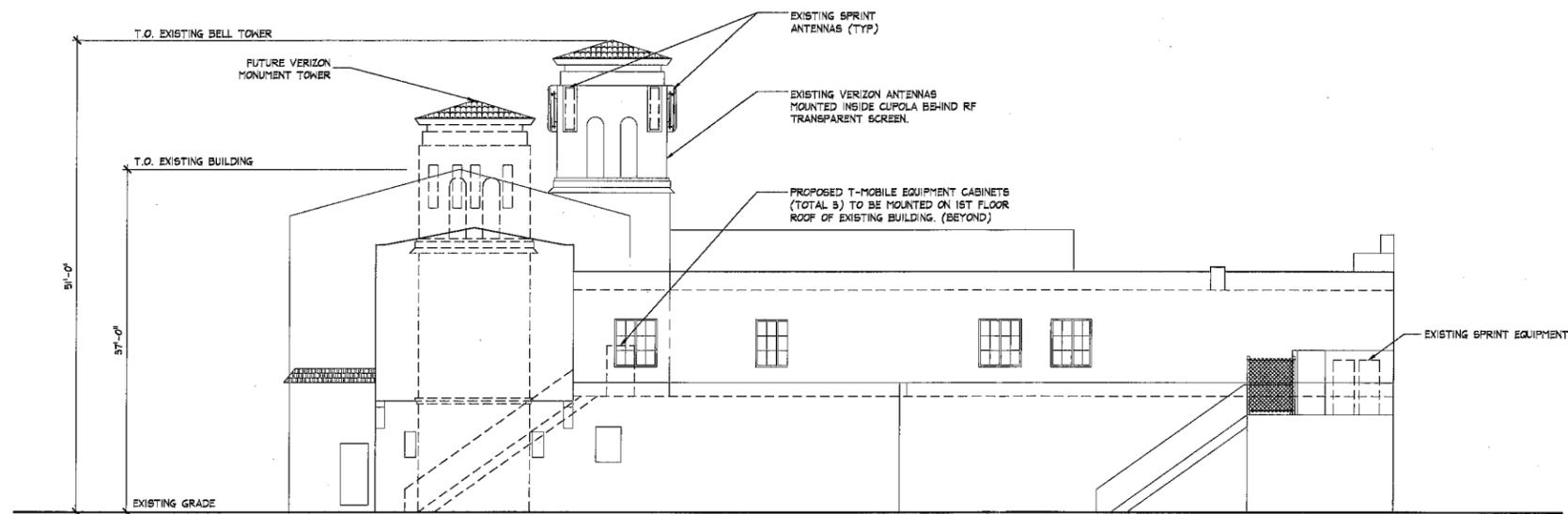
PROJECT SUMMARY

CONSULTANT TEAM

SHEET INDEX



01 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



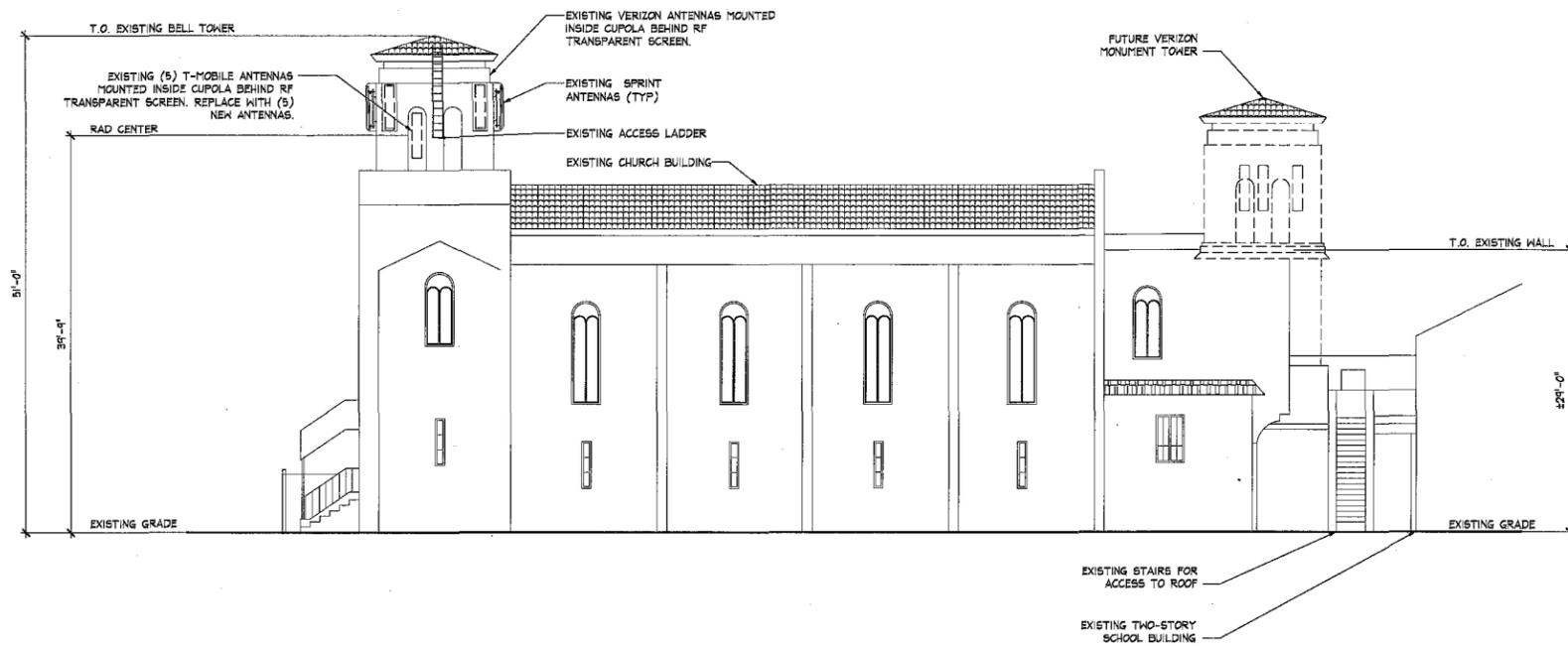
02 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

No.	Revision / Issue	Date
A	50% ZD Review	06-05-12
B	Planning Comments	09-04-12
C	Planning Comments	12-20-12

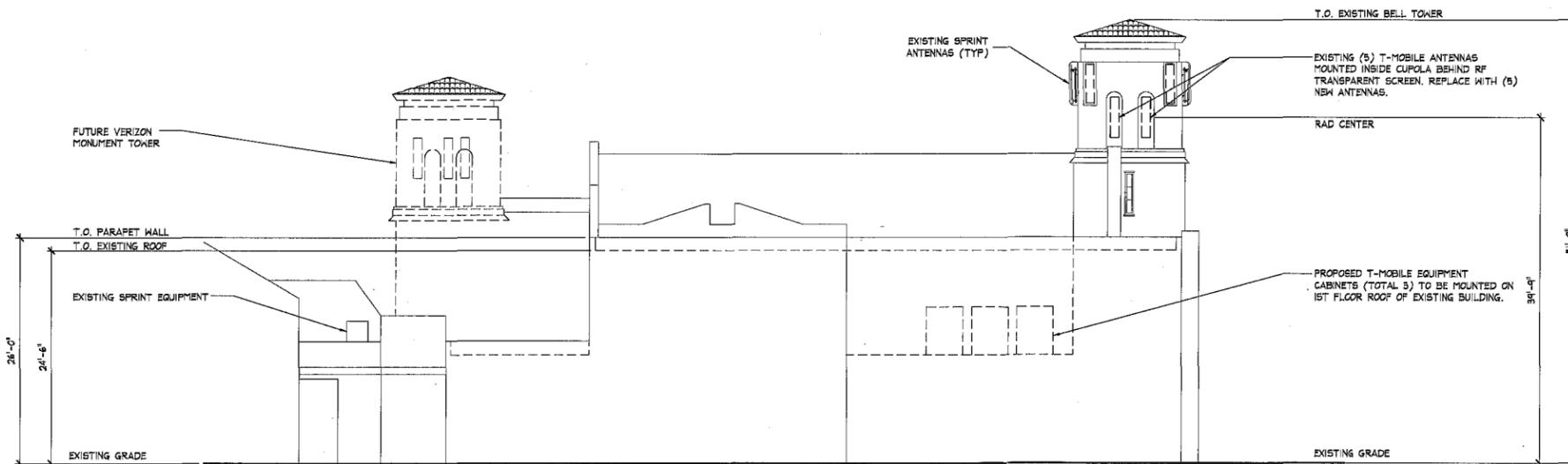
EXTERIOR ELEVATIONS
Trinity United
SPICES & CO.
10509 VISTA SORRENTO
3030 THORN STREET
SAN DIEGO, CA 92104
architecture Mitchell J architecture



Project	05-10-12
Drawn by	acb
Checked by	mjc
Scale	1/8" = 1'-0"



01 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



02 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

No.	Revision / Issue	Date
A	90% ZD Review	06-05-12
B	Planning Comments	09-04-12
C	Planning Comments	12-20-12

EXTERIOR ELEVATIONS
 TRINITY UNITED
 S.D.O.S.S.O.A.
 3030 THORN STREET
 SAN DIEGO, CA 92104
 architecture Mitchell J architecture
 F. Mobile-
 10509 VISTA SORRENTO
 PARKWAY SUITE 206
 SAN DIEGO, CA 92121
 MITCHELL J. ARCHITECTURE, INC.
 8880 Camino del Rio South, Suite N
 San Diego, CA 92111 / 619.594.3140 (fax)
 619.594.3130 (ph) / 619.594.3140 (cell)
 This drawing is a preliminary design. It is not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided in this drawing.

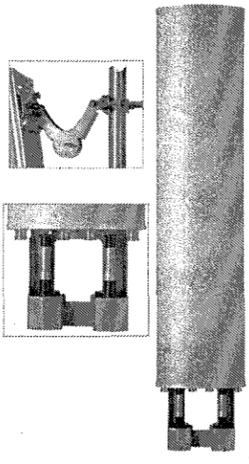


Project	
Date	05-10-12
Drawn By	acb
Checked By	mjc
Scale	1/8" = 1'-0"

Mitchell J. Architecture

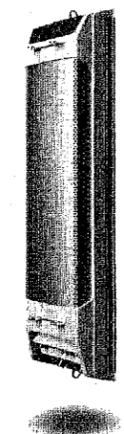
A-202

ANDREW	TMBXX-6516-R2M 445° Diversity, Quad Antenna	Decibel® Base Station Antennas
Oriented cross dipole and feed system. Rugged, reliable design with excellent FEM suppression. Includes factory-installed ABS RET actuators. Fully compatible with Andrew "telex" remote control antenna system.		
ELECTRICAL		
Frequency Range (MHz):	1710-2155	
Characteristic Impedance (Ohms):	50	
Azimuth BW (Deg):	64.5 ± 8	
Elevation BW (Deg):	7.2 ± 1.2	
Gain (dBi):	17.5 ± 0.8	
Polarization:	±45°	
Front-to-Back Ratio (dB)	>24 >24 >24 >24 >24	
Copul, 180° ± 30°:	>24 >24 >24 >24 >24	
Total Power, 180° ± 30°:	>24 >23 >22 >23 >23	
Upper Sideband (dB):	>24 >24 >24 >24 >24	
Main Beam to ±20°:	>18 >17 >15 >14 >11	
VSWR / Return Loss (dB):	1.36:1 / 16.5	
Port-to-Port Isolation (dB):	>30	
Electrical Tilt Range (Deg):	±10	
Electrical DownTilt Accuracy (Deg):	±0.0	
Cross-pol (dB)	>21 >21 >21 >21 >21	
3 dB Beamwidth:	>13 >13 >12 >12 >12	
Intermodulation Products (dBc)		
3rd Order, 2 x 20 Watts:	155	
Max. Input Power (Watts):	250	
Lightning Protection:	DC Ground	
PERFORMANCE TRACKING		
Gain Variation (dB) between UL and DL frequency pair:	1.3	
Electrical Tilt Accuracy (Deg) between UL and DL frequency pair within 0.2°:	<0.55	
Asimuth HPBW (Deg) between UL and DL frequency pair:	11.5	
MECHANICAL		
Net Weight (kg / lbs):	15.7 / 34.8	
Dimensions - LxWxD:	1490 x 302 x 160 mm (with actuator)	
Max. Wind Area (m² / ft²):	0.27 / 2.9	
Max. Wind Load (N / lbf):	729 / 164	
Max. Wind Speed (km/h / mph):	241 / 150	
Hardware Material:	Hot Dip Galvanized	
Connector Type:	7-16 DIN, Female (4)	
Color:	Off White	
Standard Mounting Hardware:	TMBX0590A-2	
Andrew Corporation 2001 Telecom Parkway Richardson, Texas U.S.A. 75082-8521 Tel: 214.691.0210		
Fax: 214.698.0000 Toll Free Tel: 1.800.670.5342 Fax: 1.800.228.4706 www.andrew.com		
12/14/2006 Page 1 of 3 02/24/06/decibel/0202		
Information correct at date of issue but may be subject to change without notice.		

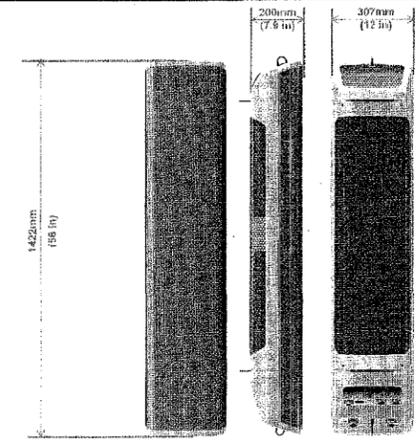


AIR 21 - Key Data

- Radio:
 - Frequency bands: 1900 MHz (B2) and 1700/2100 MHz (B4)
 - One active antenna/radio, supporting e.g. 2x2 MIMO, 2 Tx + 4 Rx
 - 8 Carriers (4 carriers per radio)
 - ISBW = 20 MHz per radio
- Antenna:
 - One best in class 65° passive antenna: 17.2 to 17.8 dBi gain
 - Two integrated RETs, one per frequency band, -2° - 12° tilt
 - Vertical beam width: 6.5° - 7.1°
 - Dual column for UL beam-forming / 4-way RX Diversity
- Interfaces:
 - Two optical fiber ports (CPRI) for active antenna/radio
 - One power connector, -48 V DC
 - Two 7/16 female connectors for passive antenna, with RET support
 - Two N female connectors for LMU (RX sharing ports) on 1900 MHz variant
- Physical Characteristics and Environment:
 - H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.8")
 - 41.5 kg (91 lbs). Two mounting brackets - add 2.1 kg (5 lbs).
 - <750 N Wind load (worst direction, static @ 150 km/h)
 - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
 - Heat dissipation 300 W

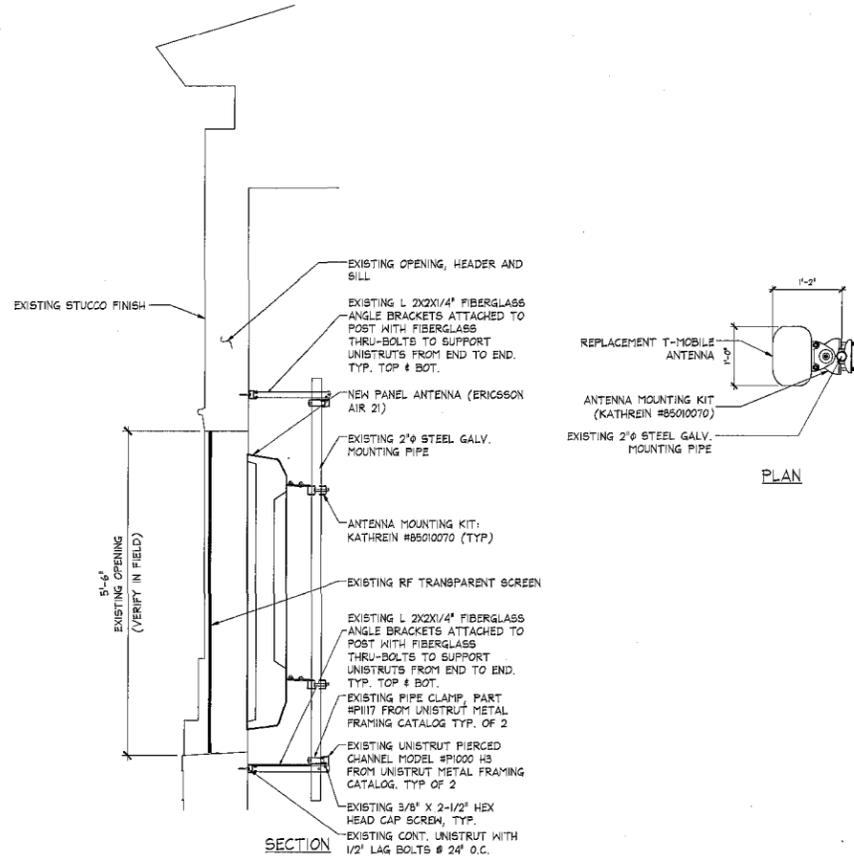


AIR 21 - Dimensions



01 EXISTING ANTENNA

SCALE: NTS



03 PROPOSED AIR 21 ANTENNA

SCALE: NTS

02 PROPOSED AIR 21 ANTENNA MOUNT

SCALE: 3/4" = 1'-0"

ANTEENNA DETAILS
 TRINITY UNITED T-Mobile
 S.D. GROSSO
 10509 VISTA SORRENTO
 PARKWAY SUITE 206
 SAN DIEGO, CA 92104
 architecture Mitchell J architecture
 LICENSED ARCHITECT
 MITCHELL J. ARCHITECTURE, INC.
 4883 Bonson Court, Suite N
 San Diego, CA 92121
 619.594.1140 (fax)
 619.594.1100 (tel)
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TRINITY UNITED

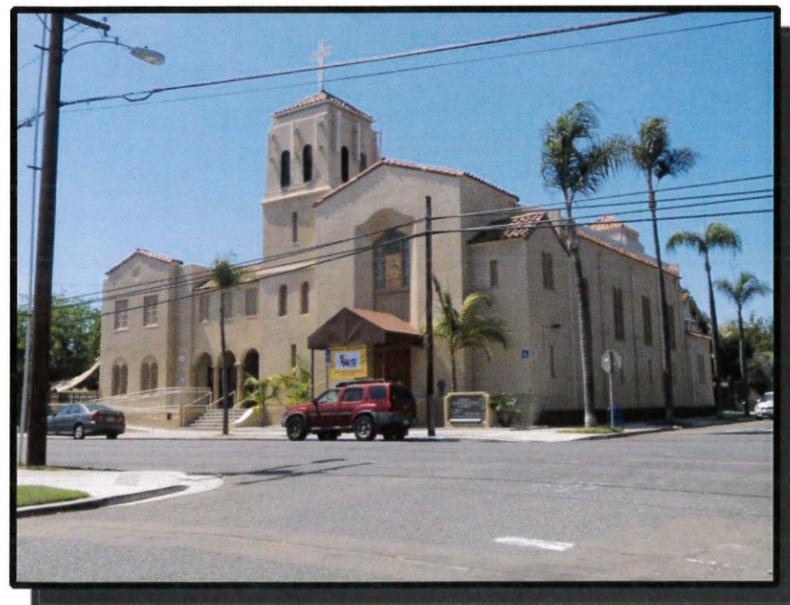
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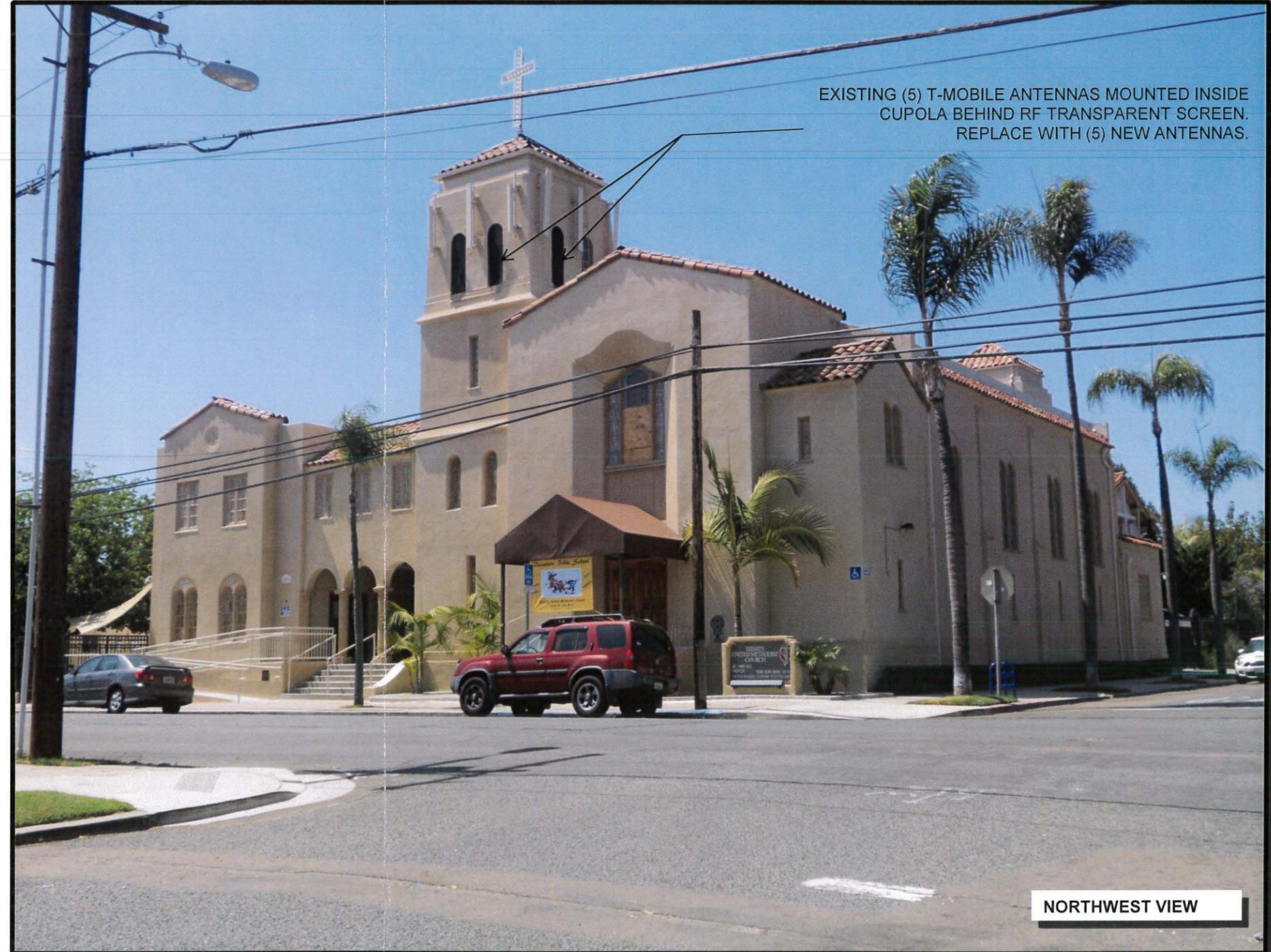


LOCATION

3030 THORN STREET
SAN DIEGO, CA 92104



EXISTING

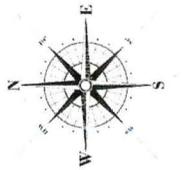


EXISTING (5) T-MOBILE ANTENNAS MOUNTED INSIDE
CUPOLA BEHIND RF TRANSPARENT SCREEN.
REPLACE WITH (5) NEW ANTENNAS.

NORTHWEST VIEW

PROPOSED

PHOTOGRAPHIC SURVEY: KEY MAP
T-Mobile SD06880A Trinity United Church



PHOTOGRAPHIC SURVEY

T-MOBILE SD06880A, TRINITY UNITED CHURCH

- **VIEW OF THE SUBJECT PROPERTY**



(1) View of the subject property looking north.



(2) View of the subject property looking west.



(3) View of the subject property looking south.



(4) View of the subject property looking east.

- **VIEW FROM THE SUBJECT PROPERTY**



(5) View from the subject property looking north.



(6) View from the subject property looking west.



(7) View from the subject property looking south.

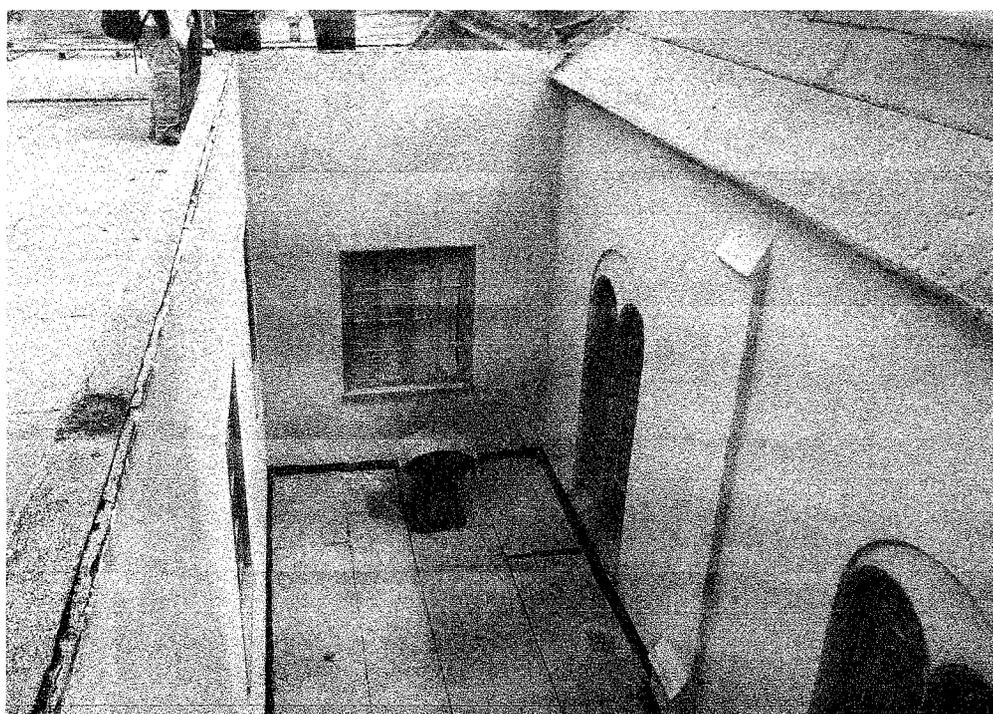
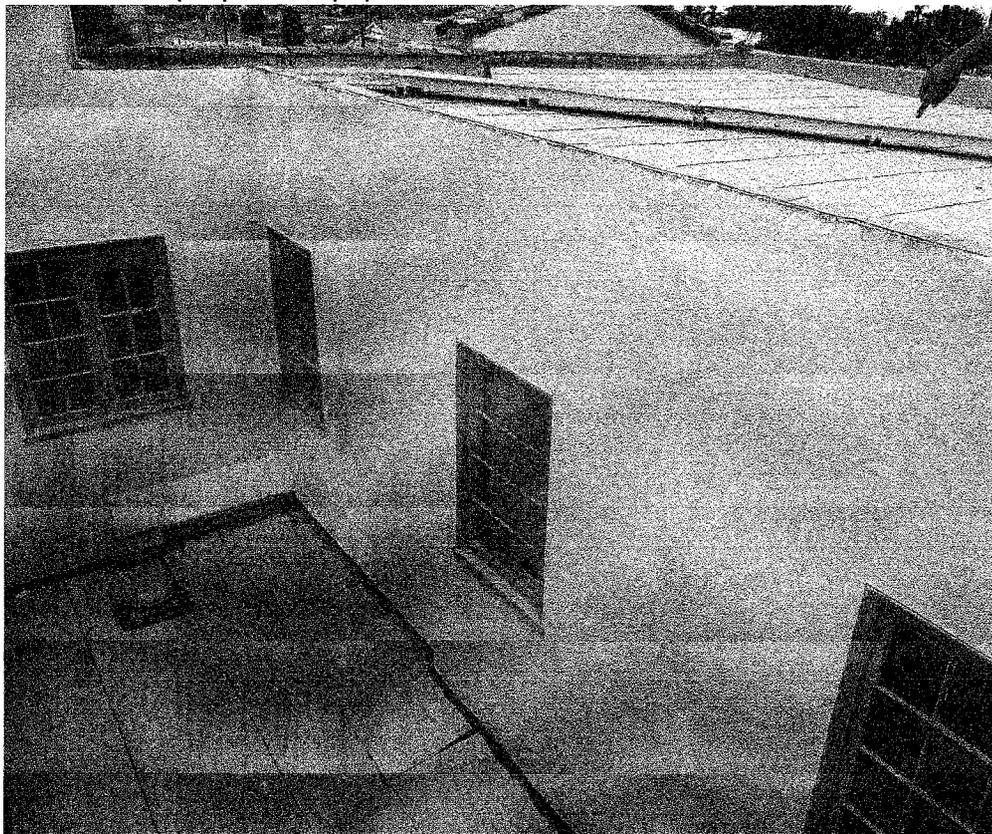


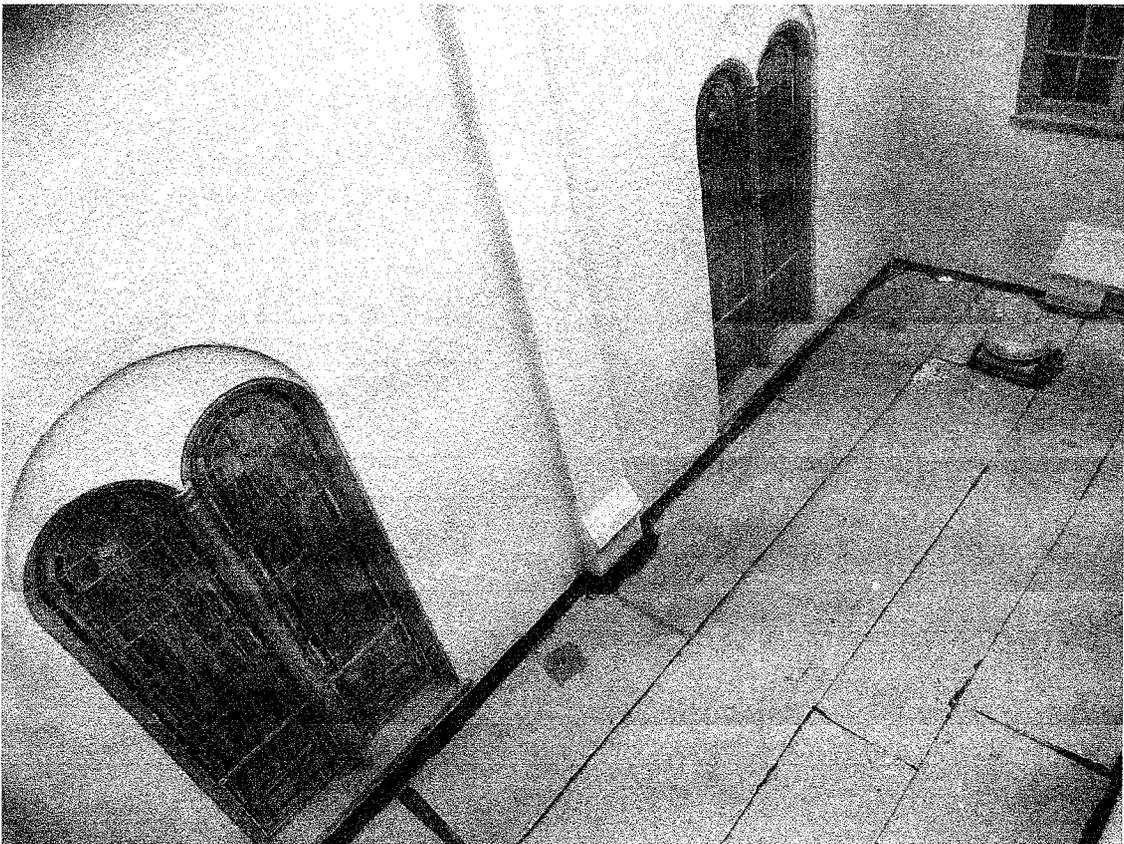
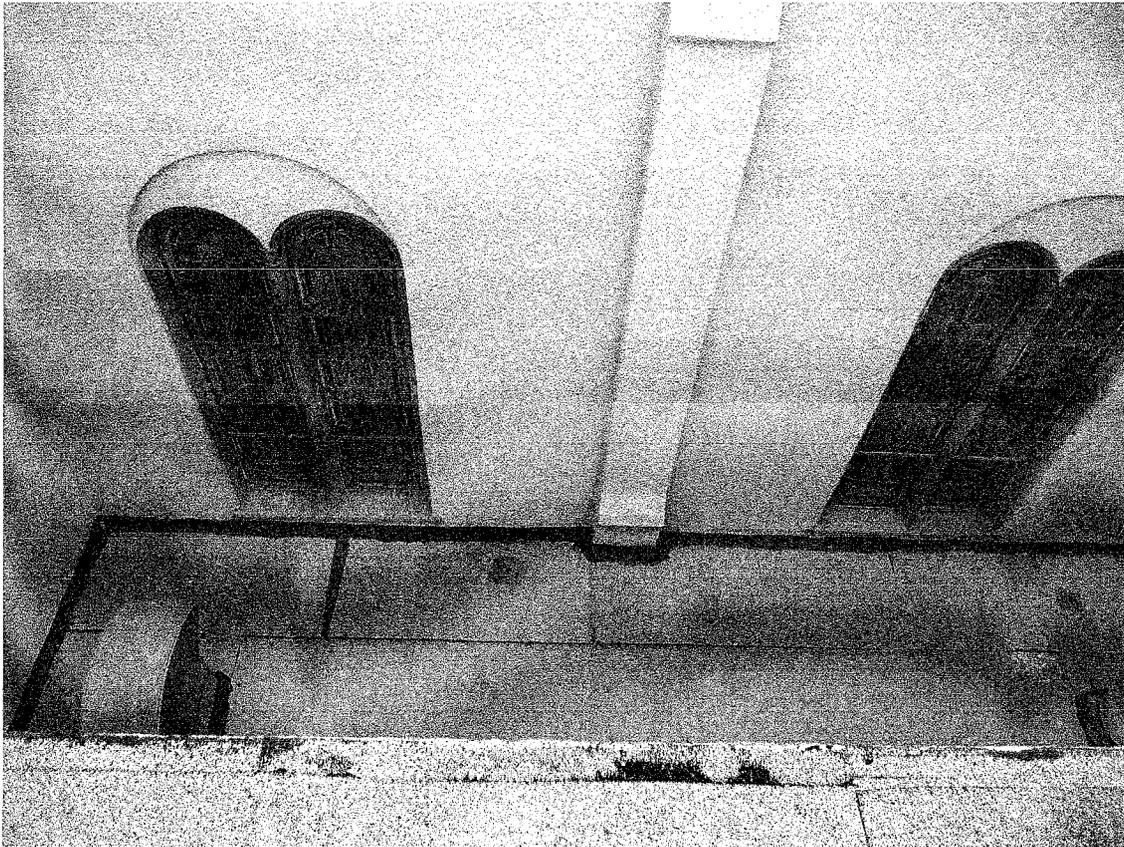
(8) View from the subject property looking east.

JOB SITE PHOTOS

T-MOBILE SD06880A, TRINITY UNITED CHURCH

Views of the proposed equipment location:







THE CITY OF SAN DIEGO

Development Services Department

Date: August 27, 2007

Applicant: Plancom Inc., Agent for:
T-Mobile
302 State Street
Escondido, CA 92029

Attention: **Krystal Patterson**

Permit No.: 474630, Wireless Communication Antenna, Trinity United

PTS/JO#: 134877/42-8091

Address: 3030 Thorn Street, San Diego, CA 92104

Subject: **SUBSTANTIAL CONFORMANCE REVIEW**

DEVELOPMENT SERVICES ACTION:

It has been determined by **Development Services** that this proposal complies with Section 141.0420, Wireless Communication Facilities, of the City of San Diego's Land Development Code. This proposal has been determined to be exempt per Section 15303 of the California Environmental Quality Act (CEQA).

Development Services grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated **August 27, 2007**. No modification or alteration shall be permitted to the approved Exhibit "A" unless revised plans are submitted and approved by Development Services.



Development Services

1222 First Avenue, MS 501 • San Diego, CA 92101-4155

Tel (619) 446-5460



Krystal Patterson

August 27, 2007

T-Mobile Trinity United – Project No. 134877(42-8091)

Page 2 of 4

- The Substantial Conformance Review for OMNIPOINT COMMUNICATIONS, INC., DBA T-MOBILE permits a total of five (5) facade mounted antennas concealed inside the existing bell tower behind FRP panels as illustrated on the approved Exhibit "A" dated August 27, 2007. The existing equipment shelter shall remain unchanged.
- The FRP panel design element complies with the Wireless Communication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
- As part of the permit, the existing stealth box from the south elevation shall be removed and the area shall be restored back to its original condition.
- The façade mounted antenna from the east elevation shall be removed and the area shall be restored back to its original condition.
- T-Mobile shall remove and restore the parapet wall on the west elevation to its original condition.
- Any discoloration on the structure caused by the existing T-Mobile wireless communication facility shall be carefully painted and textured to match the existing building.
- The FRP panel materials shall be installed in the existing steeple openings to match the windows in the existing building as shown in the stamp approved photo simulations. Final inspection shall not be granted until the final product conforms to the stamp approved plans and photo simulations.
- If these conditions are not satisfied by **February 27, 2008**, code compliance will be notified for a non-conforming structure. Upon completion, please email photos of all project components to Stse@sanidiego.gov.
- The photosimulation(s) for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is aware of what the completed design was approved to look like. (Applicant(s) may glue the artist renderings onto the plans as an alternative option).

Krystal Patterson

August 27, 2007

T-Mobile Trinity United – Project No. 134877(42-8091)

Page 3 of 4

- The approval letter of the proposed project must be printed (not stapled) on the set of the building plans. This is to ensure the construction team building the project is aware of the conditions for this permit. (Applicant(s) may glue the approval letter onto the plans as an alternative option).
- All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days.
- Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.
- All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
- Prior to the issuance of a building permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.
- T-Mobile is responsible for notifying the city prior to the sale or takeover of this site to any other provider or if the site is no longer operational resulting in the removal and the restoration of this site to its original condition.
- Per LDC Section §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

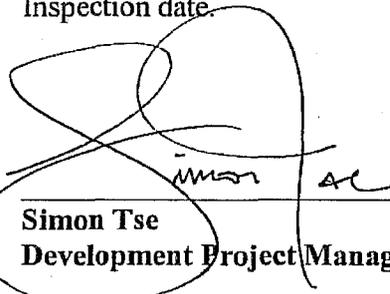
Krystal Patterson
August 27, 2007
T-Mobile Trinity United – Project No. 134877(42-8091)
Page 4 of 4

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Review Division and stamped with the Development Services "CONFORMS" stamp. All modifications to this structure or site not directly approved by this permit shall require further review by Development Services.

INFORMATION ITEM ONLY:

Please note that an **Administrative Planning Hold** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 687-5984 to schedule an inspection of the completed facility. Please schedule this

administrative inspection at least five working days ahead of the requested Final Inspection date.



Simon Tse
Development Project Manager



NORTH PARK PLANNING COMMITTEE
Draft Minutes: February 19, 2013– 6:30 PM
www.northparkplanning.org
info@northparkplanning.org

Like us: [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us: [@NPPlanning](https://twitter.com/NPPlanning)

- I. Call to order: 6:38pm
- II. Attendance Report (10):

Member	NPPC	Bylaws	City Council	Community Plan Update	CPC	MAD	Planning Commission	PFFA	Social Media	Sustainable NPMS	UDPR	Utility Boxes	Other
Robert Barry													
David Cohen													Treasurer
Dionne Carlson	1							X					AABA
Cheryl Dye	2									X	X		NPMS Board Meeting
Vicki Granowitz	3			X	X			X			X	X	NPBIDC, Chair
Peter Hill	4							X		X	X		
Brandon Hilpert	5								X				
Roger Lewis													
Carl Moczydlowsky	6												Secretary
Lucky Morrison													
Dang Nguyen	7										X		
Omar Passons	8												Instructive SubComm/TVZY Live
Rick Pyles	9										X		Alcohol Policy Panel Quarterly Mtg
Phil Rath													
Rene' Vidales	10							X		X			Vice-Chair

III. Modifications to and Adoption of the 02/19/13 Agenda.

Motion to move Item IV., 2 Request for Support for the North Park Historical Society Car Show to Consent Agenda (Hill/Vidales 10-0-0)

IV. Motion to adopt February 19, 2013 NPPC Agenda: Dye/Carlson 10-0-0

V. Consent Agenda:

- a. **Urban Design Project Review** (Feb 4 In Attendance: Barry, Dye, Bonn, Callen, Hill, Lewis, Morrison, Nguyen, Pyles, Steppke; Non-Voting NPPC Board Members Present: Granowitz)
 - i. **T-Mobile – Trinity United CUP, 3030 Thorn St., (Project No. 292398):** Proposed Conditional Use Permit (CUP) (Process 4) for a Wireless Communication Facility (WCF) consisting of 5 antennas and 3 equipment cabinets. The project replaces 5 existing antennas and associated equipment storage (3 cabinets). There will be no exterior or aesthetic changes, no exterior antennas. **MOTION: Approve the project as presenting including the CUP for replacement of the wireless facility at Trinity Church located at 3030 Thorn St. Dye/UDPR 10-0-0 (On Consent)**
- b. **Public Facilities** (Feb 13 In Attendance: Carlson, Vidales, Bonn, Granowitz, Hill, Passons, Steppke, Callen arrives 6:30 pm)
 - i. **NCPA request Support from the NPPC for Bird Park Summer Concerts. MOTION: For the North Park Planning Committee to support the 2013 North Park Community Association Bird Park Concert series. Dye/PFFA 10-0-0 (On Consent)**
 - ii. **Traffic Calming V-Calm sign proposal at 2144 Madison Ave (Westbound):** Traffic calming on Madison between Texas & Park. Issues with speeding and safety for pedestrian crossings. Residents present and in support although their preference is for a stop sign. Ernie. Bonn worked with the residents. **MOTION: To**

approve V-calm sign for 2144 Madison Avenue (westbound) between Texas & Park and to request the City to study with vehicular speeds with the possibility of a stop sign as a preferred solution at Madison Avenue & Mississippi. Dye/PFPA 10-0-0 (On Consent)

- iii. **Proposal to replace diagonal parking with head-in parking on the west side of Alabama Street (University Avenue to Lincoln Avenue):** Net gain of 10 parking spaces. This is a result of the University & Alabama improvement projects. Does not need to go to City Council because it was previously instituted as diagonal parking. Has the support of NPMS & adjacent businesses. **MOTION: To support proposal to replace diagonal parking with head-in parking on the west side of Alabama Street from University Avenue to Lincoln Avenue. Dye/PFPA 10-0-0 (On Consent)**
- iv. **Request for Support for the North Park Historical Society Car Show** Steve Hon NPMS the NPPC has supported this event since its inception. **Motion to support. Dye/PFPA 10-0-0 (On Consent)**

- VI. **Approval of Previous NPPC Minutes: January 20, 2012**
 - a. **MOTION TO APPROVE January 20, 2013 NPPC Minutes as Modified: Pyles/Hill 10-0-0**
- VII. **Treasurer's Report**
 - a. David Cohen (absent) - \$621.87 is the current balance.
- VIII. **Chair's Report/CPC**
 - a. **CPC: 3rd Tuesday of the month, 7 pm MOCII 9192 Topaz Way, Kearney Mesa**
 - i. Neighborhood Parking Protection Proposal & Pilot - proposes a change to the 72 hr rule for oversized vehicles parked on St, to a permit process, which would allow for immediate enforcement of a violation. Original called for a 2 yr pilot project in the PB area, cpc approved but with a one yr pilot to wrk the bugs out and then take city wide.
 - ii. Street Preservation Ordinance - City is tired of fixing st's that than get torn up by other entities doing work. This proposal that would allow for fees to be collected to take care of the streets after work has been done on them. Passed unanimously
 - iii. Voting Procedures for conducting an election - For a single Board vacancy: Members vote by secret ballot, however voting Board Members names are to be included on the ballot with the specific voting results recorded in the Minutes making them public and in conformance with the Brown Act & CP 600-24.
 - b. **March 19 NPPC Election Update & request for candidate's declaration.**
 - i. Candidates, 7 seats (* = incumbent)
 1. *Rick Pyles
 2. *Dionne Carlson
 3. *Carl Moczydlowsky
 4. *Vicki Granowitz
 5. *Peter Hill
 6. *Dang Ngyuen
 7. *David Cohen
 8. Howard Blackson
 9. Bruce Shank
 10. Julie Ellison
 11. Daniel Gebreslasse
 - c. **Academy of Our Lady of Peace:** On Feb 12, 2013 in closed session the City Council voted to rescind the AOLP lawsuit, for the city to compensate the AOLP & approve the project. Todd Gloria & Sheri Lightner voted against the action.
- IX. **Social Media** – Updates with term dates, names and contacts will be posted after the election.
- X. **Planner's Report** - Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov
 - a. Dec 12: went before the planning commission on the status of community plan updates. Workshops with the planning commission coming soon.
 - b. Community Plan Update – See Agenda Item XV., e. below
- XI. **Announcements & Non Agenda Public Comment**
 - a. Ribbon Cutting for the Texas St Improvements Tuesday, March 12 at 9:45 am
 - b. C3 The Reinvention of Planning in San Diego: Thursday, Feb 28, 2013 7 am, Holiday Inn on the Bay 1355 North Harbor Dr for more see pg 5 below
 - c. SANDAG Regional Bike Projects: For more info:
 - i. Uptown Regional Bike Corridor Community Advisory Group: Beth Robrahn, Project Manager http://www.keepsandiegomoving.com/RegionalBikeProjects/uptown_intro.aspx
 - ii. Mid-City Regional Bike Corridor (Includes North Park) Advisory Group: Bridget Enderle, Project Manager Not on website yet, check <http://www.keepsandiegomoving.com/RegionalBikeProjects/Introduction.aspx>

- d. WalkSanDiego – Golden Footprints Awards Thursday, April, 7 – 9 PM San Diego Natural History Museum. NPPC has been nominated for an award for our work on the Texas St Improvements.

XII. Elected Official's Report

- a. **Gavin Deeb, Hon. Susan Davis, US Congressional District 53**, 619.208.5353 Gavin.Deeb@mail.house.gov, – Voter empowerment act introduced by the congresswoman. Vote by mail, juror non-discrimination act for LGBT Americans. Congresswoman Davis received the distinguished public service award.
- b. **Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 jason.wiesz@asm.ca.gov Majority floor leader for State Assembly. Governor introduced budget, increase in per capita budget. Graduating senior deadline for Cal Grant application is in March.
- c. **Christopher Ward, Hon. Marti Block, State Senate District 39** – 619.645.3133 christopher.ward@sen.ca.gov Please call and express views on issues, particularly on controversial issues. District has been redistricted and is huge. State budget is out, very optimistic.
- d. **Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3**, ABernal@sandiego.gov - <http://sandiego.gov/cd3> for newsletter signup. Council President Gloria is now chair of the SanDAG transportation committee. Bike infrastructure plan in North Park is underway. Street trees in NP are being addressed through 2012 allocation. March 9th 10am Community Coffee at Twigs.

XIII. Subcommittee Reports:

- a. **Urban Design/Project Review**, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting, February 4, 2013
 - i. See consent agenda IV.a.i
 - ii. See action items XIV.a-b
 - iii. Reviewed proposed land use map
- b. **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting, Wednesday February 13, 2013.
 - i. See consent agenda IV.b.i-iii
 - ii. See action items XIV.c
- c. **Utility Boxes** - The mayor has signed off on advisory committee or task force.

XIV. Liaisons Report

- a. **Balboa Park Committee** – Rob Steppke: Considered Sprint Antenna Locations within the park. Infrastructure for Edge 2015 Celebration
- b. **Maintenance Assessment District** – Rob Steppke: Street Tree Policy review and decision making regarding trimming and maintenance. Nomination for new officers, election in April.
- c. **North Park Main Street** – Cheryl Dye: Updated website including video content. Eco district kick-off meeting at Casa de Luz Wednesday Feb 20, @ 5:30. Art Gallery tour on April 13th. Post Office building has been purchased and is being developed as a mixed use. 30th and Upas building is being demolished and redeveloped as a mixed-use project with underground parking.
- d. **Adams Ave BIA** – Dionne Carlson: No Update
- e. **NPMS Sustainability Committee** – Rene Vidales: No Update, remove
- f. **Regional Bike Plan Proposed Initial Implementation** – Carlson: Looking for fully separated bike lanes moving forward. Willing to relinquish traffic lanes but not parking. Next meeting March 6th.
- g. **NPBID Collaborative** – Vicki Granowitz: Meeting tomorrow regarding on land use maps for recommendations to the City.

XV. Action & Discussion Items

- a. **Community Plan Update - Cecilia Gallardo Deputy Director Advanced Planning & Engineering** – Have had NPPC ad-hoc committees working on sustainability and mobility. Ready to get input from the City regarding progress and next steps. Still in draft form.
 - i. Mobility (Vidales) – information from the general plan, push connectivity and transit oriented development. Merge elements from the existing community plan and the general plan. Elements are interrelated with other elements and policies.
 - ii. Sustainability (Vidales) – implement Sustainable North Park Main Street Implementation Plan into the existing general plan for new community plan elements. Again polices are interrelated. Provides a good foundation for the City to implement and work through the elements, the matrix provides a foundation for writing the element drafts for these two components. Next steps are to work on economic prosperity elements with Dye and Hill. Looking for draft Community Plan by January 2014. Schedule to be posted on social media. Would like input from NPPC by September.Maddy (North Park Resident) – Class with Mike Nicholls on a study on Community Planning for form based code.

- b. **AT&T – 4375 1/3 Boundary St. (Public Right of Way, Project # 226649)** Project is a wireless facility UDPR has heard the item three times previously and voted to deny. The applicant has redesigned the facility based on the Subcommittee’s suggestions. Three design options were presented. Each includes new lighted street bollards, landscaping, backlit, brushed stainless steel cut-out North Park sign, narrowed “legs”, reduced height, as is possible from original proposals and stubbed out irrigation lines that can be tapped into for future development.

Option #1 includes tile at the top; 40’ tall.

Option #2 is a design reflecting the iconic North Park Water Tower; 49’ tall.

Option #3 has a stucco top. AT&T is responsible for the tank’s maintenance. All options are improvements to original design & expressed appreciation for the effort AT&T put into coming up with the much improved options; 44’ tall.

i. Comments:

1. Committee ruled out Option 1 which some thought looked like a prison guard tower; with a slight preference for Option 2 –The NP Water facsimile, although there are concerns it could look kitschy if it is too literal. NP Artist Lynn Susholtz will be invited to attend the meeting, since this was partly her suggestion.
2. Shelly Kilborn, applicant representative | Bill Booth, architect: Materials will be traditional materials except at the antennas which require fiberglass for transmission. Lattice would create a ladder to the antenna structures. Vining elements are incorporated into the design.
3. Lynn Susholtz: likes the tile with the North Park tile colors but likes the massing and the exposed structure and lattice work. Vertical corrugated metal wall might benefit from screen wall.
4. Passons: Doesn’t prefer the water tower.
5. Hilpert: Water tower is the preferred.
6. Nguyen: Would people mistake the water tower.
7. Hill: Quirky landmarks are reflected in the water tower design.
8. Dye: Likes the tile color but prefers the water tower, quirky and whimsical.
9. Carlson: Likes the water tower, would like some whimsy
10. Pyles: doesn’t love the water tower but thinks it is the best of the 3. Likes lattice or strut work, could be construed with the tile.
11. Anthony Bernal would like to thank all of those involved.
12. Rob Steppke: We should do the opposite of whatever Carmel Valley would do.

MOTION: To support the Water Tower option design & direction. Dye/Hilpert 9-1-0 (Passons voting no)

MOTION: For Dye, Carlson and Susholz to work with AT&T to refine design elements 9-1-0 (Moczydlowsky voting no)

- c. **Plaza de Panama Project, Balboa Park:** Update & next steps. NPPC voted the project down for a number of reasons but specifically because the findings necessary to approve the Site Development Permit could not be made. (April 17, 2012 NPPC Resolution included below.) In a law suit SOHO v. City of San Diego (Plaza de Panama Ctee.), Case # 2012-00102270 Judge Taylor found the City violated the Municipal Code section 126.0504 (i)(3) when the approved the SDP without being able to make the required findings & therefor the If the BPMP & CMPP are left in their currently amended status it opens the door for another similar project to be approved with less public review. Council. President Todd Gloria & City Attorney Jan Goldsmith are currently looking into an expedited process to amend the Municipal Code to remove the section of the code Judge Taylor cited in his published ruling (see attached). Concerns that this would create problematic precedents and approval of the project the NPPC has found to be deferential to Balboa Park. Public Facilities approves a Motion To recommend the NPPC Board send a resolution recommending that City Council, Mayor and the City Attorney rescind the July 2012 approval of amendments to the BPMP & BPCMPP, to reinstate the 1989 BPMP & BPCMPP, in order to be consistent with NPPC’s previous actions in that the findings from the San Diego Municipal Code cannot be made to support the project.

i. **Passons** – Is Todd in support of Plaza de Panama and amending the Municipal Code? **Anthony Bernal** – have asked for the City Attorney’s opinion on how to have the project moving forward.

ii. **Dye** – how does applicability of Historic Resources requirements play into the finding? **Carlson** - SDP requires that there is no reasonable use of the Plaza de Panama without the project in order to exempt the project from historicity.

iii. **Hilpert** – does not think that the rules should change since the City lost.

1. **MOTION TO APPROVE Resolution to refrain from altering the Municipal Code for the Plaza de Panama Hilpert/Pyles (10-0-0)**

2. **MOTION TO APPROVE Resolution for request to rescind Plaza de Panama project plan amendments Dye/Vidales (10-0-0)**

d. Bylaws - Tabled

XVI. Unfinished & Future Agenda Items

- a. Board Elections
- b. Parks & Rec Community Plan Element
- c. Bylaws

XVII. Next Meeting Date: March 19, 2013

XVIII. Motion to Adjourn: Hilpert/Ngyuen 8:50 10-0-0

Minutes submitted by Carl Moczydlowsky

SD06880A



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title

Project No. For City Use Only

T-Mobile Trinity United Church

292398

Project Address:

3030 Thorn St., San Diego, CA 92104

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Trinity United Methodist Church

Owner Tenant/Lessee Redevelopment Agency

Street Address:

3030 Thorn St.

City/State/Zip:

San Diego, CA 92104

Phone No:

(619) 281-2592

Fax No:

Signature:

Walter Woodcock

Date:

July 12, 2012

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:
T-Mobile Trinity United Church

Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____
 Partnership

TAX ID# _____
Corporate Identification No. 33-0361519

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
TRINITY UNITED METHODIST CHURCH

Owner Tenant/Lessee

Street Address:
3030 THORN ST.

City/State/Zip:
SAN DIEGO, CA 92104

Phone No: 619-281-2591 Fax No: _____

Name of Corporate Officer/Partner (type or print):
WALTER MOREDOCK

Title (type or print):
CHAIR: ADMINISTRATIVE BOARD

Signature: *Walter Moredock* Date: July 12, 2012

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

T-Mobile Trinity United LTE
PROJECT CHRONOLOGY
PTS #292398 INT #24003158

Date	Action	Description	City Review	Applicant Response
08.16.2012	First Submittal	Project Deemed Complete		
09.04.2012	First Assessment Letter		19 days	
10.31.2012	Second Submittal			57days
12.07.2012	Second Assessment Letter		37 days	
01.08.2012	Third Submittal			32 days
03.04.2013	All issues resolved		55 days	
04.03.2013	Scheduled for Planning Commission		30 days	
Total Staff Time:		Including City Holidays and Furlough	141 days	
Total Applicant Time:		Including City Holidays and Furlough		89 days
Total Project Running Time:		From Deemed Complete to PC Hearing	230 days	



BOARD
MEMBERS

August 7, 2012

Mitchell J.
Campagna, R.A.
CEO

Bodie C. Campagna
CFO

TO: City of San Diego
Development Services Department
1222 First Avenue, MS 301
San Diego, CA 92101-5154

FROM: Lynnea Barrett
Site Acquisition Specialist
Mitchell J Architecture
4883 Ronson Court, Suite N
San Diego, CA 92111

RE: **Site Justification Report**
T-Mobile Site SD06880A Trinity United Church
APN: 453-491-26

The existing T-Mobile wireless communication facility located at 3030 Thorn St., San Diego, CA 92104 (the "Subject Property") is needed for following reasons:

As depicted on the following coverage maps, the existing wireless communication facility located at the Subject Property provides essential communication and improved service to the surrounding area. The facility ensures uninterrupted wireless service in the area. Without the facility at the current location, there would be a significant gap in coverage that would negatively impact the surrounding community.

The visual impact to the surrounding community is minimized because all antennas are concealed within a cupola on top of the church building. In addition, the equipment is located inside the church building on the first floor.

If you have any additional questions, I can be reached by phone at (858) 650-3130 or by e-mail at lynnea.barrett@mitchellj.com.

Sincerely,

Lynnea Barrett



SD06880 Coverage Map

RF Team San Diego Market
July 30, 2012



...T...Mobile...

Contents:

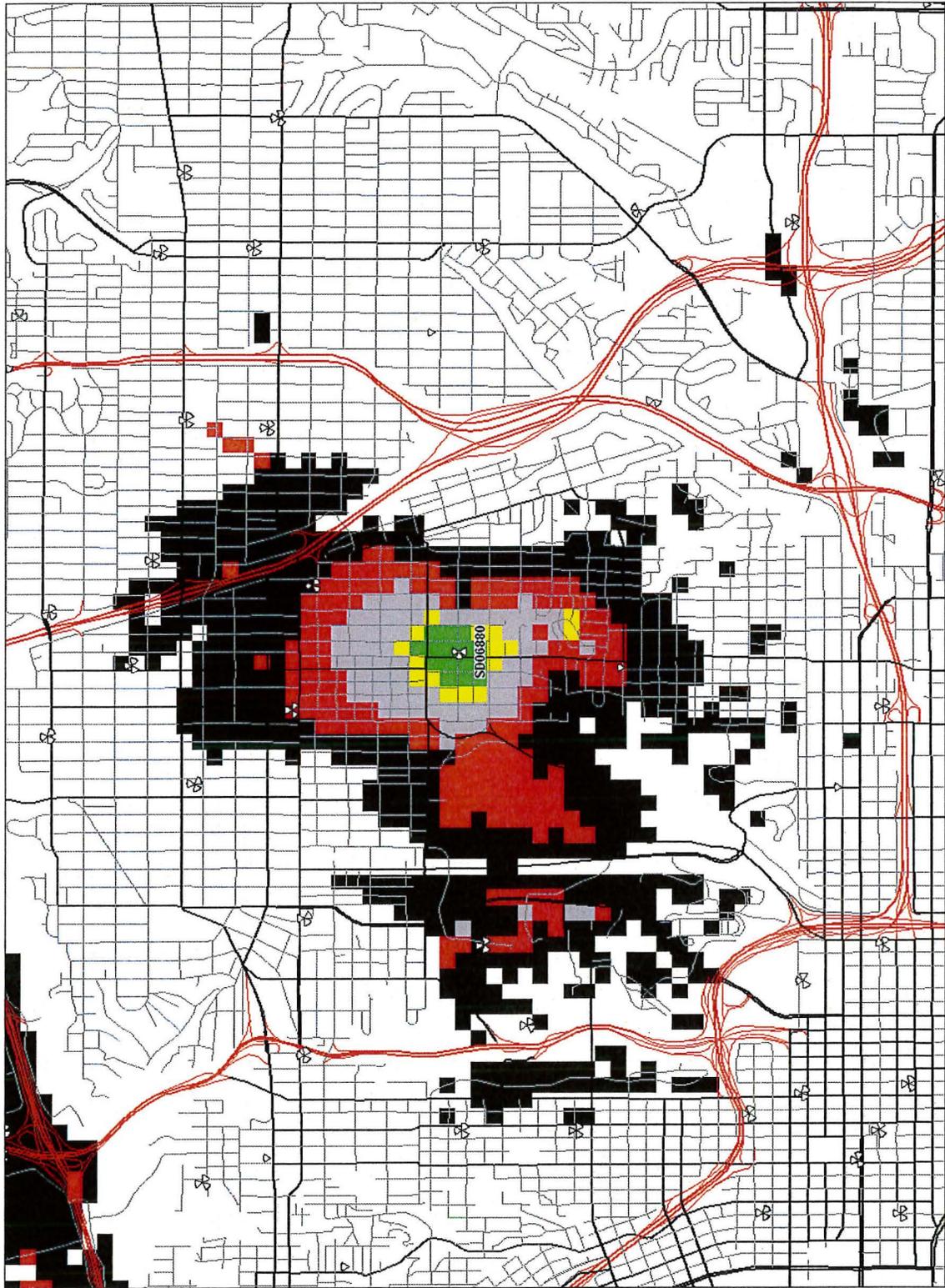
Plots:

- SD06880 coverage
- SD06880 On-Air neighbor sites coverage
- SD06880 with On-Air neighbor sites coverage



...T-Mobile

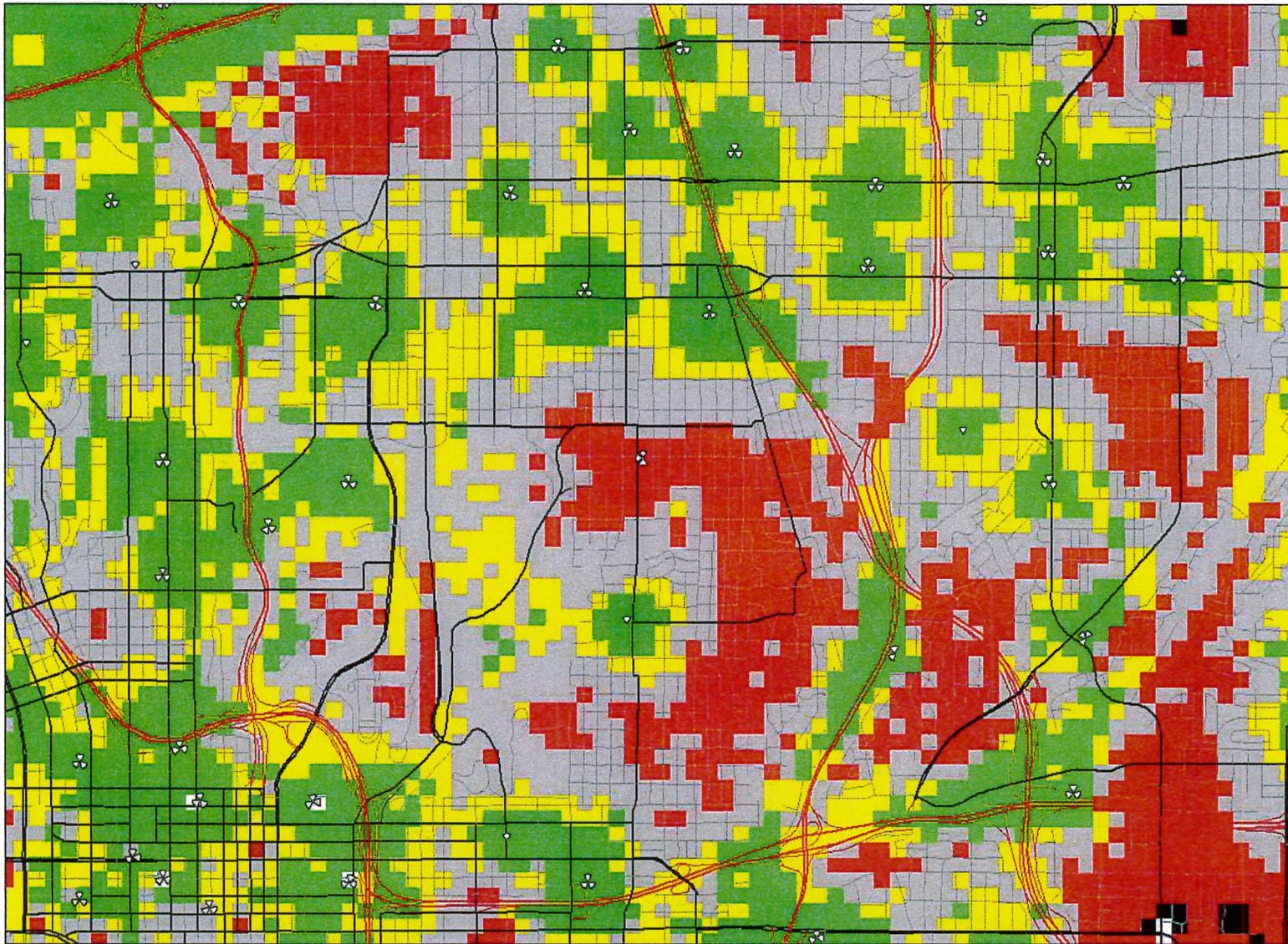
SD06880 Coverage



Legend: Coverage Level

- In Building Commercial (Green dot)
- In Building Residential (Red dot)
- In Car (Grey dot)
- Poor to No Signal (Black dot)
- No Coverage (White circle)

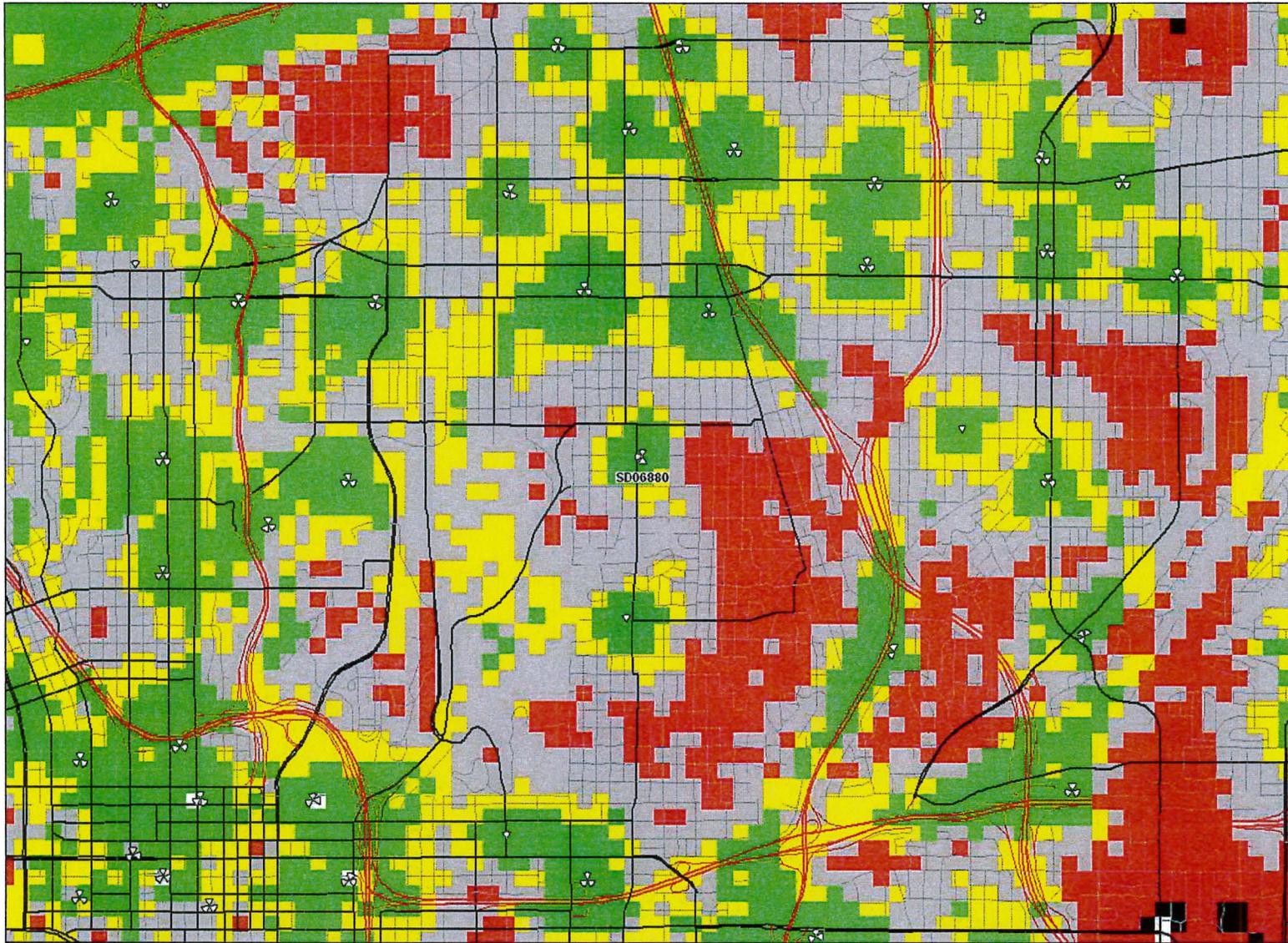




Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |





Legend: Coverage Level

In Building Commercial	In Car	Poor to No Signal
In Building Residential	Outdoor	No Coverage



...T...Mobile...

Note:



...T...Mobile...

Thank You





THE CITY OF SAN DIEGO

DATE OF NOTICE: March 20, 2013

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING: April 3, 2013
TIME OF HEARING: 8:30 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101
PROJECT TYPE: CONDITIONAL USE PERMIT/ ENVIRONMENTAL
EXEMPTION AND PROCESS THREE
PROJECT NO: 292398
PROJECT NAME: T-MOBILE TRINITY UNITED LTE
APPLICANT: LYNNEA BARRETT
COMMUNITY PLAN AREA: NORTH PARK
COUNCIL DISTRICT: District 3

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5984 and Stse@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit, Process 3, for a modification to an existing T-Mobile Wireless Communication Facility (WCF) that consists of five (5) replacement LTE 4g antennas completely conceal inside the existing tower and three new equipment cabinets on the first floor, not visible to the public. The project is located at 3030 Thorn Street in the RS-1-7 zone of the Greater North Park Community Planning area.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on February 11, 2013 and the opportunity to appeal that determination ended February 28, 2013.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003158

Revised 04/08/10 HRD